

1-1 By: Campbell S.B. No. 1867
1-2 (In the Senate - Filed April 3, 2013; April 4, 2013, read
1-3 first time and referred to Committee on Intergovernmental
1-4 Relations; April 29, 2013, reported adversely, with favorable
1-5 Committee Substitute by the following vote: Yeas 5, Nays 0;
1-6 April 29, 2013, sent to printer.)

1-7 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-8				
1-9	Hinojosa	X		
1-10	Nichols	X		
1-11	Garcia	X		
1-12	Paxton	X		
1-13	Taylor	X		

1-14 COMMITTEE SUBSTITUTE FOR S.B. No. 1867 By: Nichols

1-15 A BILL TO BE ENTITLED
1-16 AN ACT

1-17 relating to the creation of the Cascades Municipal Utility District
1-18 No. 1; providing authority to issue bonds; providing authority to
1-19 impose assessments, fees, or taxes.

1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-21 SECTION 1. Subtitle F, Title 6, Special District Local Laws
1-22 Code, is amended by adding Chapter 8477 to read as follows:

1-23 CHAPTER 8477. CASCADES MUNICIPAL UTILITY DISTRICT NO. 1

1-24 SUBCHAPTER A. GENERAL PROVISIONS

1-25 Sec. 8477.001. DEFINITIONS. In this chapter:

1-26 (1) "Board" means the district's board of directors.

1-27 (2) "Commission" means the Texas Commission on
1-28 Environmental Quality.

1-29 (3) "Director" means a board member.

1-30 (4) "District" means the Cascades Municipal Utility
1-31 District No. 1.

1-32 Sec. 8477.002. NATURE OF DISTRICT. The district is a
1-33 municipal utility district created under Section 59, Article XVI,
1-34 Texas Constitution.

1-35 Sec. 8477.003. CONFIRMATION AND DIRECTORS' ELECTION
1-36 REQUIRED. The temporary directors shall hold an election to
1-37 confirm the creation of the district and to elect permanent
1-38 directors as provided by Section 49.102, Water Code, and this
1-39 chapter.

1-40 Sec. 8477.004. CONSENT OF MUNICIPALITY REQUIRED. (a) The
1-41 temporary directors may not hold an election under Section 8477.003
1-42 until each municipality in whose corporate limits or
1-43 extraterritorial jurisdiction the district is located has
1-44 consented by ordinance or resolution to the creation of the
1-45 district and to the inclusion of land in the district.

1-46 (b) If a municipality in whose extraterritorial
1-47 jurisdiction the district is located does not consent to the
1-48 creation of the district or if the district does not enter into an
1-49 agreement required by the terms of the municipal ordinance or
1-50 resolution consenting to the creation of the district under this
1-51 section before September 1, 2014:

1-52 (1) the district is dissolved September 1, 2014,
1-53 except that:

1-54 (A) any debts incurred shall be paid;

1-55 (B) any assets that remain after the payment of
1-56 debts shall be transferred to the municipality or another local
1-57 governmental entity to be used for a public purpose; and

1-58 (C) the organization of the district shall be
1-59 maintained until all debts are paid and remaining assets are
1-60 transferred; and

(2) this chapter expires September 1, 2014.

Sec. 8477.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

(a) The district is created to serve a public purpose and benefit.

(b) The district is created to accomplish the purposes of:

(1) a municipal utility district as provided by general law and Section 59, Article XVI, Texas Constitution; and

(2) Section 52, Article III, Texas Constitution, that relate to the construction, acquisition, improvement, operation, or maintenance of macadamized, graveled, or paved roads, or improvements, including storm drainage, in aid of those roads.

Sec. 8477.006. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by Section 2 of the Act enacting this chapter.

(b) The boundaries and field notes contained in Section 2 of the Act enacting this chapter form a closure. A mistake made in the field notes or in copying the field notes in the legislative process does not affect the district's:

(1) organization, existence, or validity;

(2) right to issue any type of bond for the purposes for which the district is created or to pay the principal of and interest on a bond;

(3) right to impose a tax; or

(4) legality or operation.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 8477.051. GOVERNING BODY; TERMS. (a) Except as provided by Subsection (b), the district is governed by a board of elected directors qualified to serve under Section 54.102, Water Code.

(b) If required under the terms of the agreement, ordinance, or resolution by which a municipality consents to the creation of the district, the board consists of:

(1) four elected directors qualified to serve under Section 54.102, Water Code; and

(2) one director appointed by the governing body of the municipality who:

(A) may be a member or other officer of the governing body or an employee of the municipality; and

(B) is not required to be a qualified voter of the district or own land subject to taxation in the district.

(c) The common law doctrine of incompatibility does not disqualify a member or other officer of the governing body or employee of the municipality from being appointed a director by the governing body of a municipality under Subsection (b)(2), and a director appointed to the board may continue to serve in a public office of or be employed by the municipality.

(d) Except as provided by Section 8477.052, directors serve staggered four-year terms. A permanent director may not serve more than two four-year terms.

Sec. 8477.052. TEMPORARY DIRECTORS. (a) The temporary board consists of:

(1) John R. C. Munn;

(2) George Roman;

(3) Allen Gallia;

(4) Donna Morgan; and

(5) Charlotte Vick.

(b) Temporary directors serve until the earlier of:

(1) the date permanent directors are elected under Section 8477.003; or

(2) the fourth anniversary of the effective date of the Act enacting this chapter.

(c) If permanent directors have not been elected under Section 8477.003 and the terms of the temporary directors have expired, successor temporary directors shall be appointed or reappointed as provided by Subsection (d) to serve terms that expire on the earlier of:

(1) the date permanent directors are elected under Section 8477.003; or

(2) the fourth anniversary of the date of the appointment or reappointment.

(d) If Subsection (c) applies, the owner or owners of a majority of the assessed value of the real property in the district may submit a petition to the commission requesting that the commission appoint as successor temporary directors the five persons named in the petition. The commission shall appoint as successor temporary directors the five persons named in the petition.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 8477.101. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 8477.102. MUNICIPAL UTILITY DISTRICT POWERS AND DUTIES. The district has the powers and duties provided by the general law of this state, including Chapters 49 and 54, Water Code, applicable to municipal utility districts created under Section 59, Article XVI, Texas Constitution.

Sec. 8477.103. AUTHORITY FOR ROAD PROJECTS. (a) Under Section 52, Article III, Texas Constitution, the district may design, acquire, construct, finance, issue bonds for, improve, and convey to this state, a county, or a municipality for operation and maintenance macadamized, graveled, or paved roads described by Section 54.234, Water Code, or improvements, including storm drainage, in aid of those roads.

(b) The district may exercise the powers provided by this section without submitting a petition to or obtaining approval from the commission as required by Section 54.234, Water Code.

Sec. 8477.104. APPROVAL OF ROAD PROJECT. (a) The district may not undertake a road project authorized by Section 8477.103 unless:

(1) each municipality or county that will operate and maintain the road has approved the plans and specifications of the road project, if a municipality or county will operate and maintain the road; or

(2) the Texas Transportation Commission has approved the plans and specifications of the road project, if the state will operate and maintain the road.

(b) Except as provided by Subsection (a), the district is not required to obtain approval from the Texas Transportation Commission to design, acquire, construct, finance, issue bonds for, improve, or convey a road project.

Sec. 8477.105. COMPLIANCE WITH AND ENFORCEABILITY OF MUNICIPAL CONSENT ORDINANCE OR RESOLUTION. (a) The district shall comply with all applicable requirements of any ordinance or resolution that is adopted under Section 54.016 or 54.0165, Water Code, and that consents to the creation of the district or to the inclusion of land in the district.

(b) Any agreement between the district and a municipality related to the municipality's consent to the creation of the district is valid and enforceable.

(c) On the issuance of bonds by the district, the district is considered to have waived sovereign immunity to suit by a municipality for the purpose of adjudicating a claim for breach of an agreement described by this section.

(d) The district and a municipality may contract on terms that the board and governing body of the municipality agree will further regional cooperation between the district and the municipality.

Sec. 8477.106. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 8477.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The district may issue, without an election, bonds and other obligations secured by:

(1) revenue other than ad valorem taxes; or

(2) contract payments described by Section 8477.153.

(b) The district must hold an election in the manner provided by Chapters 49 and 54, Water Code, to obtain voter approval before the district may impose an ad valorem tax or issue bonds payable from ad valorem taxes.

(c) The district may not issue bonds payable from ad valorem taxes to finance a road project unless the issuance is approved by a vote of a two-thirds majority of the district voters voting at an election held for that purpose.

Sec. 8477.152. OPERATION AND MAINTENANCE TAX. (a) If authorized at an election held under Section 8477.151, the district may impose an operation and maintenance tax on taxable property in the district in accordance with Section 49.107, Water Code.

(b) The board shall determine the tax rate. The rate may not exceed the rate approved at the election.

(c) If required by an agreement between the district and a municipality under Section 8477.105, the total ad valorem tax rate of the district may not be less than the total ad valorem tax rate of the municipality.

Sec. 8477.153. CONTRACT TAXES. (a) In accordance with Section 49.108, Water Code, the district may impose a tax other than an operation and maintenance tax and use the revenue derived from the tax to make payments under a contract after the provisions of the contract have been approved by a majority of the district voters voting at an election held for that purpose.

(b) A contract approved by the district voters may contain a provision stating that the contract may be modified or amended by the board without further voter approval.

SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

Sec. 8477.201. AUTHORITY TO ISSUE BONDS AND OTHER OBLIGATIONS. The district may issue bonds or other obligations payable wholly or partly from ad valorem taxes, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources, to pay for any authorized district purpose.

Sec. 8477.202. TAXES FOR BONDS. At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct ad valorem tax, without limit as to rate or amount, while all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

Sec. 8477.203. BONDS FOR ROAD PROJECTS. At the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects and payable from ad valorem taxes may not exceed one-fourth of the assessed value of the real property in the district.

SUBCHAPTER F. STRATEGIC PARTNERSHIP AGREEMENT; MUNICIPAL ANNEXATION AND NOTICE

Sec. 8477.301. STRATEGIC PARTNERSHIP; CONTINUATION OF DISTRICT AFTER ANNEXATION BY MUNICIPALITY. (a) The district may continue to exist as a limited district after full-purpose annexation by a municipality if the district and the annexing municipality state the terms of the limited district's existence in a strategic partnership agreement under Section 43.0751, Local Government Code.

(b) The strategic partnership agreement may provide for a term of any number of years. The limitation in Section 43.0751(g)(2), Local Government Code, on the length of the term does not apply to a limited district created under this section.

Sec. 8477.302. MUNICIPAL ANNEXATION; NOTICE. (a) Sections 43.0561 and 43.0562, Local Government Code, do not apply to the annexation of the district by a municipality that consents to the creation of the district under Section 8477.004.

(b) Not later than the 30th day after the date a municipality adopts a resolution or ordinance consenting to the creation of the district, the municipality shall file, in the real property records of the county in which the land to be included in the district is located, a notice to purchasers of real property in the district that describes:

(1) the municipality's authority and intention to annex the district; and

(2) the anticipated date of the annexation.

(c) After the notice is filed, a person who proposes to sell or otherwise convey real property in the district must include the

information contained in the municipality's notice in the Notice to Purchasers required by Section 49.452, Water Code.

SECTION 2. The Cascades Municipal Utility District No. 1 initially includes all the territory contained in the following area:

135.796 ACRES, OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS BEING ALL OF THAT 223.68 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 117.188 ACRE TRACT, ALL OF A CALLED 2.273 ACRE TRACT, ALL OF A CALLED 87.884 ACRE TRACT, ALL OF A CALLED 8.17 ACRE TRACT ALL DESCRIBED IN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED TO ONION ASSOCIATES, LTD RECORDED IN DOCUMENT NO. 2006236625, ALL OF A CALLED 1.9965 ACRE TRACT DESCRIBED IN DOC. NO. 2006146663 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND 6.038 ACRE TRACT OUT OF LOT 1, ST. ALBIN'S ADDITION A SUBDIVISION OF RECORD IN CABINET 86, SLIDE 88C OF THE PLAT RECORD OF TRAVIS COUNTY; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap marked "LANDESIGN" set in the existing east right-of-way line of Interstate Highway 35 (IH 35) (400' right-of-way width), in the west line of said Lot 1 and in the east line of a called 14.771 acre tract described in deed to the State of Texas for right-of-way recorded in Volume 1608, Page 170 of the D.R.T.C.T.;

THENCE North 17°32'12" East 1714.84 feet with the west line of said Lot 1, the west line of said 1.9965 acres and the east line of said 87.884 acres and the existing east right-of-way line of IH 35 to a calculated point in the center of Onion Creek at the northwest corner of the 87.884 acres and the southwest corner of Lot A, Onion Creek Section 1-B, a subdivision of record in Book 79, Page 313 of the Plat Records of Travis County, Texas;

THENCE South 75°57'21" East 450.62 feet with the centerline of Onion Creek, the north line of the 87.884 acres, the south line of said Lot A, and the south line of Lot B, Onion Creek Section 1-C, a subdivision of record in Book 79, Page 311 of the Plat Records of Travis County, Texas to a calculated point;

THENCE South 77°12'21" East 334.57 feet with the centerline of Onion Creek, the north line of the 87.884 acres, the south line of said Lot B, the south line of Lot C, Onion Creek Section 1-D, a subdivision of record in Book 79, Page 309 of the Plat Records of Travis County, Texas, and the south line of a remainder of a called 960 acre tract described in deed to Onion Creek Development Company recorded in Volume 9111, Page 262 of the D.R.T.C.T. to a calculated point;

THENCE with the centerline of Onion Creek, the north line of the 87.884 acres, and the south line of said remainder of 960 acres the following eight (8) courses:

1. South 59°56'55" East 220.25 feet to a calculated point;
2. South 75°15'28" East 402.24 feet to a calculated point;
3. South 79°40'28" East 357.17 feet to a calculated point;
4. South 42°47'28" East 114.70 feet to a calculated point;
5. South 60°30'58" East 308.12 feet to a calculated point;
6. South 03°38'28" East 131.00 feet to a calculated point;
7. South 27°58'28" East 206.00 feet to a calculated point;
8. South 56°44'22" East 249.40 feet to a calculated point at

the northeast corner of the 87.884 acres and the northwest corner of said 117.188 acres;

THENCE with the centerline of Onion Creek, the north line of the 117.188 acres, and the south line of said remainder of 960 acres the following four (4) courses:

1. South 61°45'03" East 450.70 feet to a calculated point;
2. South 53°04'03" East 251.84 feet to a calculated point;
3. South 45°15'03" East 186.54 feet to a calculated point;
4. South 65°01'55" East 50.33 feet to a calculated point at

the northeast corner of the 117.188 acres and the northwest corner of a called 64 acre tract described as First Tract in deed to Richard D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;

THENCE South 27°48'54" West, passing a capped iron rod stamped "RPLS

6-1 4091" at 58.94 feet and continuing a total distance of 838.63 feet
 6-2 with the east line of the 117.188 acres and the west line of the 64
 6-3 acres to a 1/2" iron rod found;
 6-4 THENCE South 27°33'39" West 498.18 feet continuing with the east
 6-5 line of the 117.188 acres and the west line of the 64 acres to a 7/8"
 6-6 iron rod found at the southwest corner of the 64 acres;
 6-7 THENCE South 74°32'31" East 1128.82 feet with the north line of the
 6-8 117.188 acres and the south line of the 64 acres to a 5/8" iron rod
 6-9 found at the northwest corner of a called 24.60 acre tract described
 6-10 in said deed to Richard D. Spillman recorded in Volume 6287, Page
 6-11 218 of the D.R.T.C.T.;
 6-12 THENCE South 27°34'11" West 2048.99 feet with the east line of the
 6-13 117.188 acres and the west line of the 24.60 acres to a 1/2" iron rod
 6-14 found at the southeast corner of the 117.188 acres, the southwest
 6-15 corner of the 24.60 acres, and in the north line of a called 30 acre
 6-16 tract described as part of the Fifth Tract in said deed to Richard
 6-17 D. Spillman recorded in Volume 6287, Page 218 of the D.R.T.C.T.;
 6-18 THENCE North 62°29'14" West 1103.84 feet with the south line of the
 6-19 117.188 acres and the north line of the 30 acres to a 1/2" iron rod
 6-20 found at the northwest corner of the 30 acres and the northeast
 6-21 corner of a called 30.5 acre tract described as part of the Fifth
 6-22 Tract in said deed to Richard D. Spillman recorded in Volume 6287,
 6-23 Page 218 of the D.R.T.C.T.;
 6-24 THENCE North 65°21'21" West 458.13 feet with the south line of the
 6-25 117.188 acres and the north line of the 30.5 acres to a 1/2" iron rod
 6-26 found;
 6-27 THENCE North 65°40'34" West 449.66 feet continuing with the south
 6-28 line of the 117.188 acres and the north line of the 30.5 acres to a
 6-29 1/2" iron rod with cap stamped "LANDESIGN" found at the southwest
 6-30 corner of the 117.188 acres and the southeast corner of a called 27
 6-31 acre tract described as part of the Fifth Tract in said deed to
 6-32 Richard D. Spillman recorded in Volume 6287, Page 218 of the
 6-33 D.R.T.C.T.;
 6-34 THENCE North 27°19'41" East 1665.86 feet with the west line of the
 6-35 117.188 acres and the east line of the 27 acres to a 60-d found in a
 6-36 hackberry tree;
 6-37 THENCE North 27°22'02" East 188.61 feet with the west line of the
 6-38 117.188 acres and the east line of the 27 acres to a 1/2" iron rod
 6-39 found;
 6-40 THENCE North 25°45'46" East 233.22 feet continuing with the west
 6-41 line of the 117.188 acres and the east line of the 27 acres to a 1/2"
 6-42 iron rod found at the southwest corner of the 87.884 acres and the
 6-43 northeast corner of a the 27 acres;
 6-44 THENCE North 74°02'03" West 712.31 feet with the south line of the
 6-45 87.884 acres and the north line of the 27 acres to a 1/2" iron rod
 6-46 with cap stamped "LANDESIGN" set;
 6-47 THENCE North 73°53'51" West 10.10 feet with the south line of the
 6-48 87.884 acres and the north line of the 27 acres to a 1/2" iron rod
 6-49 with cap stamped "LANDESIGN" set at the northwest corner of the 27
 6-50 acres and the northeast corner of the said 2.273 acres;
 6-51 THENCE with the east line of the 2.273 acres and the west line of the
 6-52 27 acres the following three (3) courses:
 6-53 1. South 41°45'45" West 8.27 feet to a 1/2" iron rod with cap
 6-54 marked "LANDESIGN" set;
 6-55 2. South 81°26'45" West 95.67 feet to a 1/2" iron rod with
 6-56 cap marked "LANDESIGN" set;
 6-57 3. South 02°46'45" West 125.27 feet to a 1/2" iron rod found
 6-58 at the southeast corner of the 2.273 acres and the northeast corner
 6-59 of a called 8.17 acre tract described in deed to Onion Associates,
 6-60 LTD recorded in Document No. 2006236625 of the O.P.R.T.C.T.;
 6-61 THENCE with the east line of said 8.17 acre tract, the west line of
 6-62 said 27 acres and with the center of ravine the following seven (7)
 6-63 courses:
 6-64 1. South 02°45'21" West a distance of 183.65 feet to a 1/2
 6-65 inch iron rebar with cap marked "LANDESIGN" set;
 6-66 2. South 30°23'21" West a distance of 196.83 feet to a 1/2
 6-67 inch iron rebar with cap marked "LANDESIGN" set;
 6-68 3. South 54°24'14" West a distance of 69.90 feet to a 1/2
 6-69 inch iron rebar with cap marked "LANDESIGN" set;

7-1 4. South 19°24'02" West a distance of 23.32 feet to a 1/2 inch
 7-2 iron rebar with cap marked "LANDESIGN" set;
 7-3 5. South 38°57'02" East a distance of 47.93 feet to a 1/2
 7-4 inch iron rebar with cap marked "LANDESIGN" set;
 7-5 6. South 16°41'39" West a distance of 57.49 feet to a 1/2
 7-6 inch iron rebar with cap marked "LANDESIGN" set;
 7-7 7. South 35°10'00" West a distance of 61.07 feet to a 1/2
 7-8 inch iron rebar found for the southeast corner of said 8.17 acre
 7-9 tract and the northeast corner of a called 58.3885 acre tract
 7-10 described as Tract 1 conveyed to South IH 35 Investors, LP. of
 7-11 record in Document No. 2006214573 of the Official Public Records of
 7-12 Travis County Texas;
 7-13 THENCE North 66°56'45" West with the south line of said 8.17 acre
 7-14 tract and the north line of said Tract 1 passing the southeast
 7-15 corner of said Tract 1 and the southwest corner of said Lot 1 at
 7-16 580.62 feet a continuing a total distance of 866.80 feet to a 1/2"
 7-17 iron rod with cap marked "LANDESIGN" set;
 7-18 THENCE crossing through said Lot 1 the following two (2) courses:
 7-19 1. North 17°51'38" East a distance of 576.13 feet to a 1/2"
 7-20 iron rod with cap marked "LANDESIGN" set;
 7-21 2. North 73°51'44" West a distance of 725.16 feet to the
 7-22 POINT OF BEGINNING.
 7-23 SAVE LESS AND EXCEPT THE 87.884 ACRE TRACT OR PARCEL THEREOF
 7-24 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 7-25 BEGINNING at a 1/2" iron pin found at the Southeast corner of said
 7-26 26.00 acre tract, being in the West line of that certain 117.20 acre
 7-27 tract of land described in Volume 12150, Page 1255 of the Real
 7-28 Property Records of Travis County, Texas, for the Southeast corner
 7-29 and PLACE OF BEGINNING hereof;
 7-30 THENCE along the South line of said 26.00 acre tract, N 71°11'45" W
 7-31 for a distance of 712.31 feet to a 1/2 inch capped iron pin set at
 7-32 the Northeast corner of that certain 2.2272 acre tract of land
 7-33 described in Volume 9261, Page 714 of the Real Property Records of
 7-34 Travis County, Texas;
 7-35 THENCE along the North line of said 2.2272 acre tract, N 71°03'33" W
 7-36 for a distance of 173.66 feet to a 1/2 inch iron pin found and N
 7-37 67°01'32" W for a distance of 678.95 feet to a 1/2 inch iron pin
 7-38 found at the Northwest corner of said 2.2272 acre tract, being in
 7-39 the South line of said 63.45 acre tract;
 7-40 THENCE along the South line of said 63.45 acre tract, N 33°32'38" W
 7-41 for a distance of 145.29 feet to a 1/2 inch iron pin found at N
 7-42 71°03'16" W for a distance of 698.93 feet to a 1/2 inch capped iron
 7-43 pin set at the Southwest corner of said 63.45 acre tract, being on
 7-44 the East r.o.w line of Interstate Hwy. No. 35, for the Southwest
 7-45 corner hereof;
 7-46 THENCE along the West line of said 63.45 acre tract, being along the
 7-47 East r.o.w. line of Interstate Hwy. No. 35, N 20°25'54" E for a
 7-48 distance of 1499.77 to an "X" found cut in rock in the approximate
 7-49 centerline of Onion Creek, being at the Northwest corner of said
 7-50 63.45 acre tract, being at the Southwest corner of Onion Creek
 7-51 Section 1-B, a subdivision recorded in Plat Book 79, Page 313 of the
 7-52 Plat Records of Travis County, Texas, for the Northwest corner
 7-53 hereof;
 7-54 THENCE along the North lines of said 63.45 acre tract and 26.00 acre
 7-55 tract, being along the approximate centerline of Onion Creek for
 7-56 the following courses:
 7-57 1. S 73°04'00" E for a distance of 450.65 feet to an angle
 7-58 point
 7-59 2. S 74°19'00" E for a distance of 334.57 feet to an angle
 7-60 point
 7-61 3. S 57°11'00" E for a distance of 216.95 feet to an angle
 7-62 point
 7-63 4. S 72°26'00" E for a distance of 402.24 feet to an angle
 7-64 point
 7-65 5. S 76°51'00" E for a distance of 357.17 feet to an angle
 7-66 point
 7-67 6. S 39°52'00" E for a distance of 114.70 feet to an angle
 7-68 point
 7-69 7. S 57°41'30" E for a distance of 308.12 feet to an angle

8-1 point
8-2 8. S 00°49'00" E for a distance of 131.00 feet to an angle
8-3 point
8-4 9. S 25°09'00" E for a distance of 206.00 feet to an angle
8-5 point
8-6 10. S 53°57'45" E for a distance of 249.20 feet to the
8-7 Northeast corner of said 26.00 acre tract, being at the Northwest
8-8 corner of said 117.20 acre tract, for the Northeast corner hereof;
8-9 THENCE along the East line of said 26.00 acre tract, being along the
8-10 West line of said 117.20 acre tract for the following courses:
8-11 1. S 35°25'22" W for a distance of 55.37 feet to a 1/2 inch
8-12 iron pin found
8-13 2. S 29°42'53" W for a distance of 874.40 feet to a 1/2 inch
8-14 iron pin found
8-15 3. S 30°58'12" W for a distance of 281.26 feet to the PLACE OF
8-16 BEGINNING and containing 87.884 acres of land, more or less.
8-17 SECTION 3. (a) The legal notice of the intention to
8-18 introduce this Act, setting forth the general substance of this
8-19 Act, has been published as provided by law, and the notice and a
8-20 copy of this Act have been furnished to all persons, agencies,
8-21 officials, or entities to which they are required to be furnished
8-22 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-23 Government Code.
8-24 (b) The governor, one of the required recipients, has
8-25 submitted the notice and Act to the Texas Commission on
8-26 Environmental Quality.
8-27 (c) The Texas Commission on Environmental Quality has filed
8-28 its recommendations relating to this Act with the governor, the
8-29 lieutenant governor, and the speaker of the house of
8-30 representatives within the required time.
8-31 (d) All requirements of the constitution and laws of this
8-32 state and the rules and procedures of the legislature with respect
8-33 to the notice, introduction, and passage of this Act are fulfilled
8-34 and accomplished.
8-35 SECTION 4. This Act takes effect immediately if it receives
8-36 a vote of two-thirds of all the members elected to each house, as
8-37 provided by Section 39, Article III, Texas Constitution. If this
8-38 Act does not receive the vote necessary for immediate effect, this
8-39 Act takes effect September 1, 2013.

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